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Narrative and Plans

Type 1 Zoning Narrative for
2907-2917 W. Irving Park Road
B3-3 to B3-3

A. The applicant proposes to rezone the subject property from B3-3 Community Shopping District to B3-3 Community Shopping District. The subject property is currently a vacant lot. The purpose of the amendment to permit the development of a 45-unit, 7-story mixed-use building. The subject property is a Transit Serviced Location based on proximity to the Irving Park Road and the number 80 bus line. The applicant is seeking the following relief: (i) as per Type I Section 17-13-0303-D, a reduction in ground floor commercial space from 3,375 square feet to 2,729 square feet in accordance with Sections 17-13-1101-A and 17-13-1003-X, (ii) as per Type I Section 17-13-0303-D, a variation to the Building Location standards of Section 17-3-0504-B in accordance with Sections 17-13-1101-A and 17-13-1003-P, (iii) a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0402-B, (iv) an increase in FAR for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0403-B, and
(v) an increase in maximum building height for Transit-Served Locations meeting 100% of the ARO requirement on-site permitted in accordance with Section 17-3-0408-B (vi).

| | |
|---|---|
| B. Lot Area | 16,875 square feet |
| C. FAR**** | 4.0 |
| D. Number of Dwelling Units*** | 45 dwelling units |
| E. Density (Minimum lot area per dwelling unit)* | 374 square feet |
| F. Building Height***** | Not to exceed 80'-0" |
| G. Front setback** | 13'- 3 3/8" |
| H. Side setbacks | 0' – west<br>0' – east |
| I. Rear Setback | 30' |
| J. Parking | 16 parking spaces |
| K. Ground Floor Commercial Space* | 2,729 square feet |

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* as per Type I Section 17-13-0303-D, a reduction in ground floor commercial space from 3,375 square feet to 2,729 square feet in accordance with Sections 17-13-1101-A and 17-13-1003-X.

** as per Type I Section 17-13-0303-D, an administrative adjustment to the Building Location standards of Section 17-3-0504-B in accordance with Sections 17-13-1101-A and 17-13-1003-P,

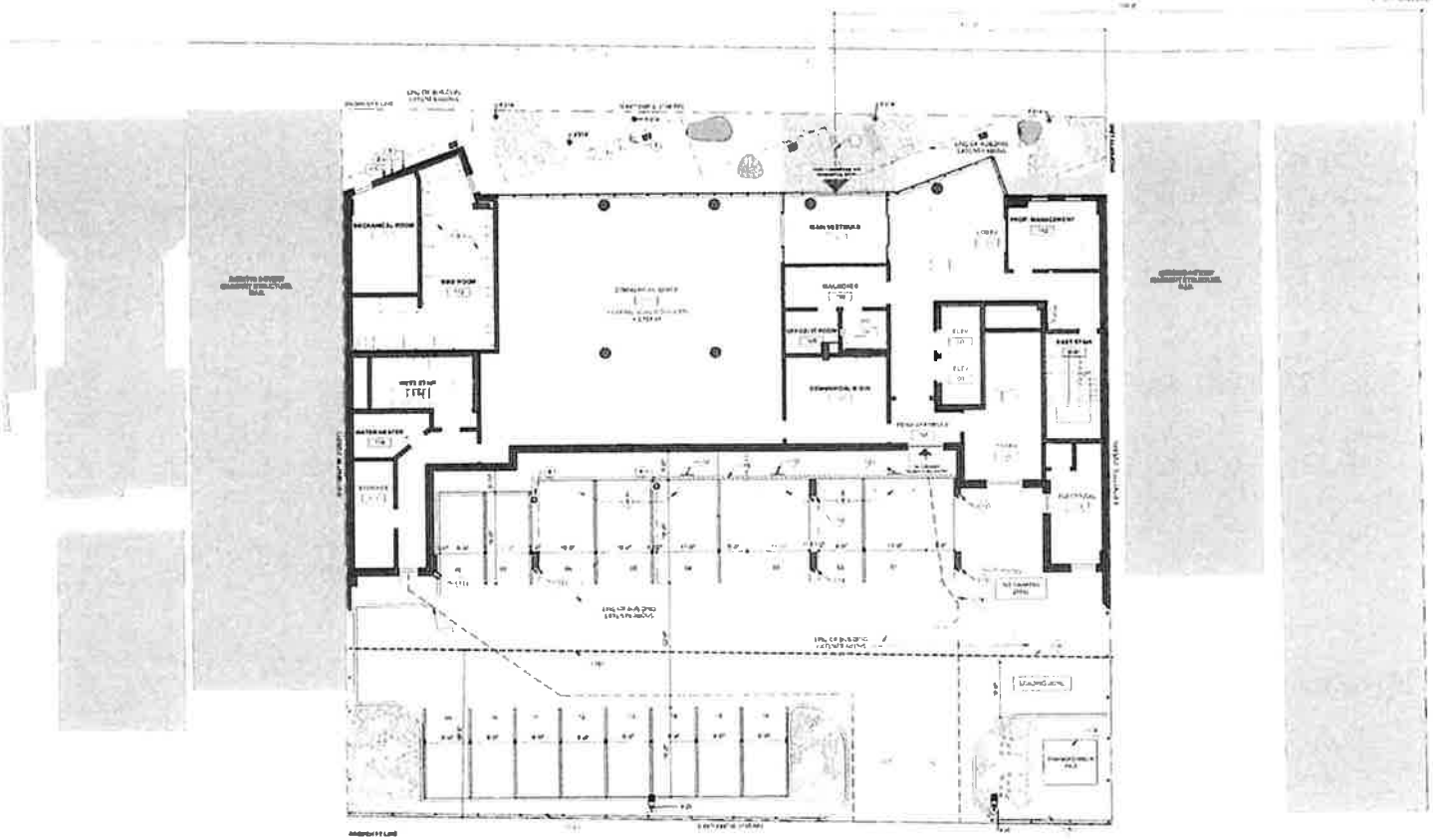
*** a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0402-B,

**** an increase in FAR for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0403-B, and

***** an increase in maximum building height for Transit-Served Locations meeting 100% of the ARO requirement on-site permitted in accordance with Section 17-3-0408-B.

Final Application

WEST IRVING PARK ROAD



N FRANCISCO AVENUE

PUBLIC ALLEY

1 ARCH SITE PLAN

CANOPY
ARCHITECTURE + DESIGN

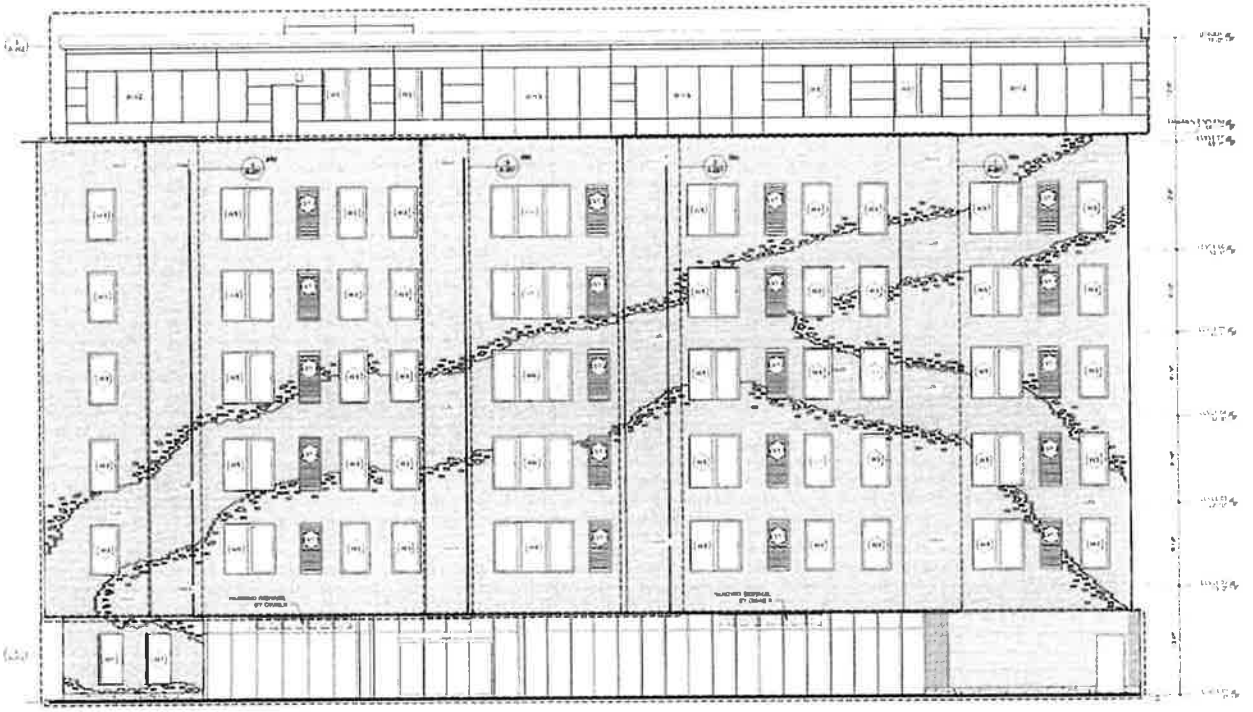
PROJECT
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIQZHBIX
2108 W. IRVING PARK RD
CHICAGO, ILLINOIS 60618

SHEET
A-100

ARCHITECTURAL SITE PLAN

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5 ELEVATION NORTH-WEST



4 ELEVATION NW - BALCONY GRID 10.5

3 ELEVATION NW - BALCONY GRID 7.8

2 ELEVATION NW - BALCONY GRID 5.6

1 ELEVATION NW- BALCONY GRID 2.5

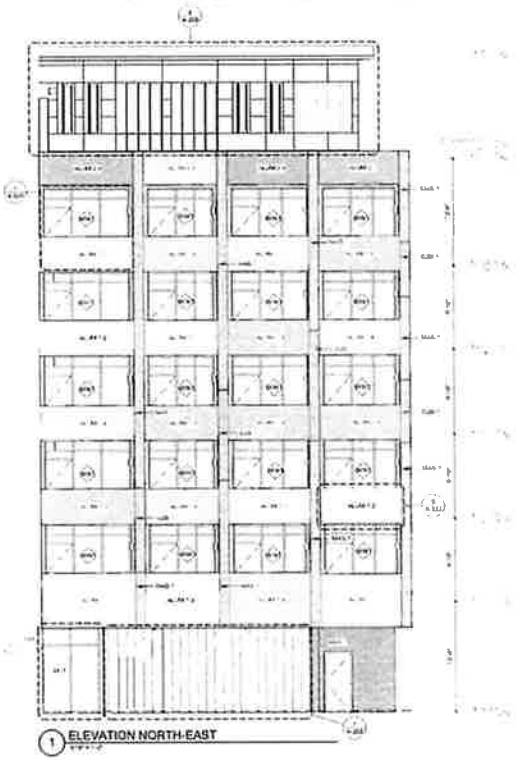
CANOPY

FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

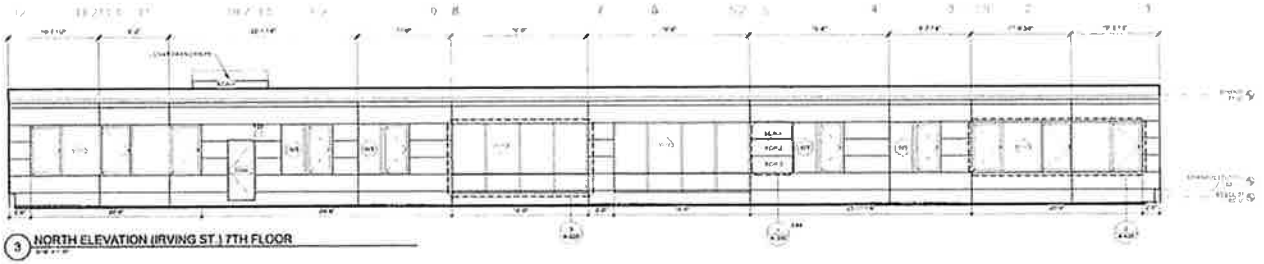
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A-201

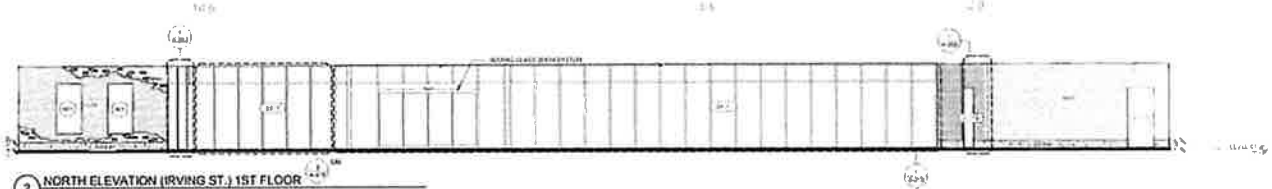
EXTERIOR ELEVATIONS - NORTH



1 ELEVATION NORTH-EAST



3 NORTH ELEVATION (IRVING ST.) 7TH FLOOR



2 NORTH ELEVATION (IRVING ST.) 1ST FLOOR

CANOPY

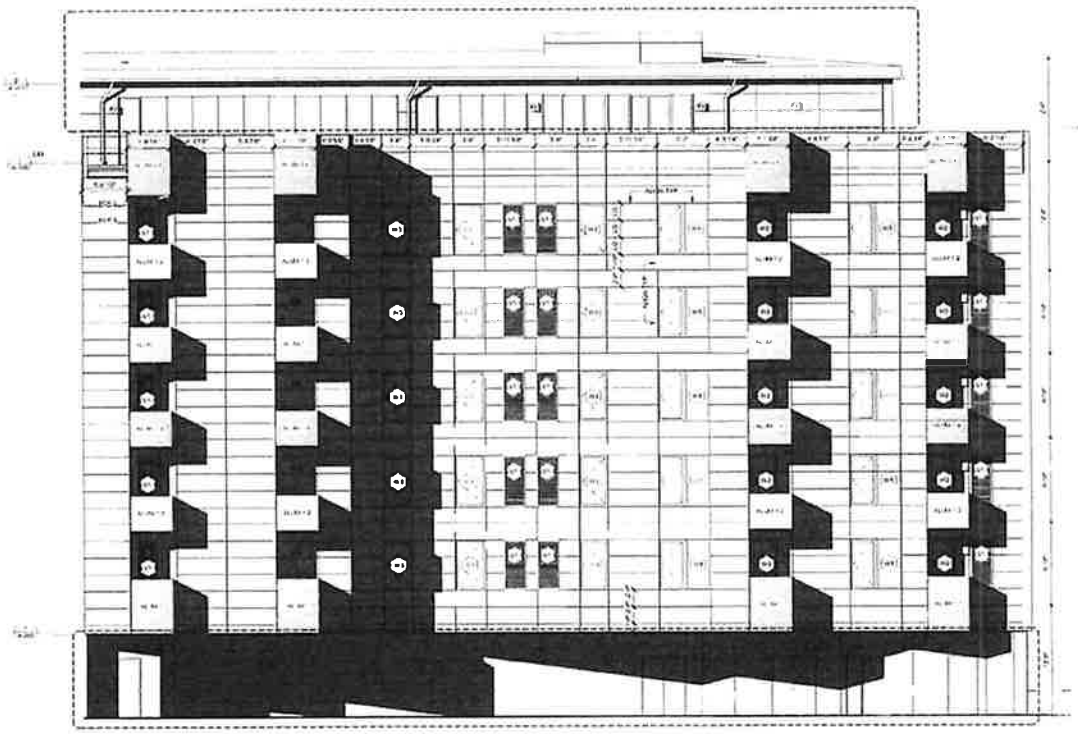
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JKGZIBIK

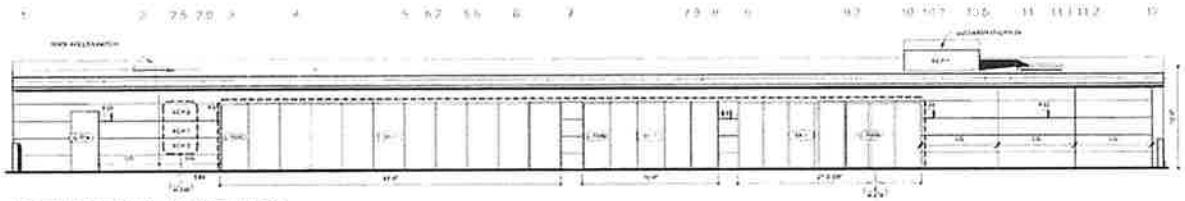
A-202

EXTERIOR ELEVATIONS - NORTH

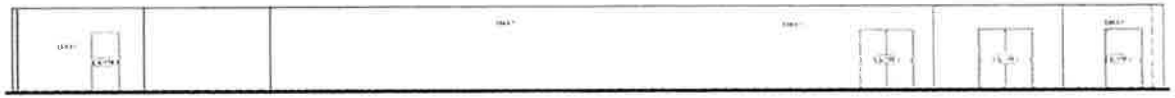
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3 ELEVATION SOUTH-WEST (ALLEY)



2 ELEVATION SOUTH - 7TH FLOOR (ALLEY)



1 SOUTH - 1ST FLOOR ELEVATION (ALLEY)

CANOPY

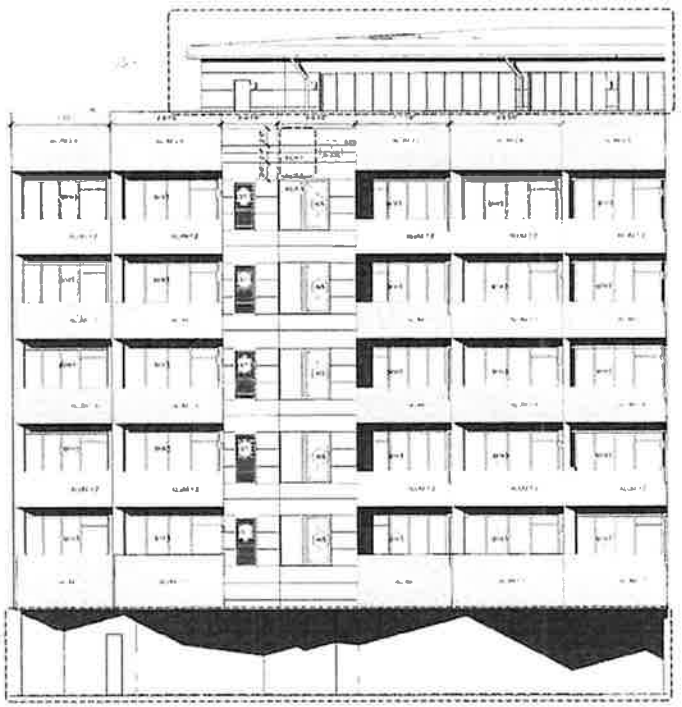
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIBIK

A-203

EXTERIOR ELEVATIONS - SOUTH

Final Publication



1 ELEVATION SOUTH-EAST

CANOPY

FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

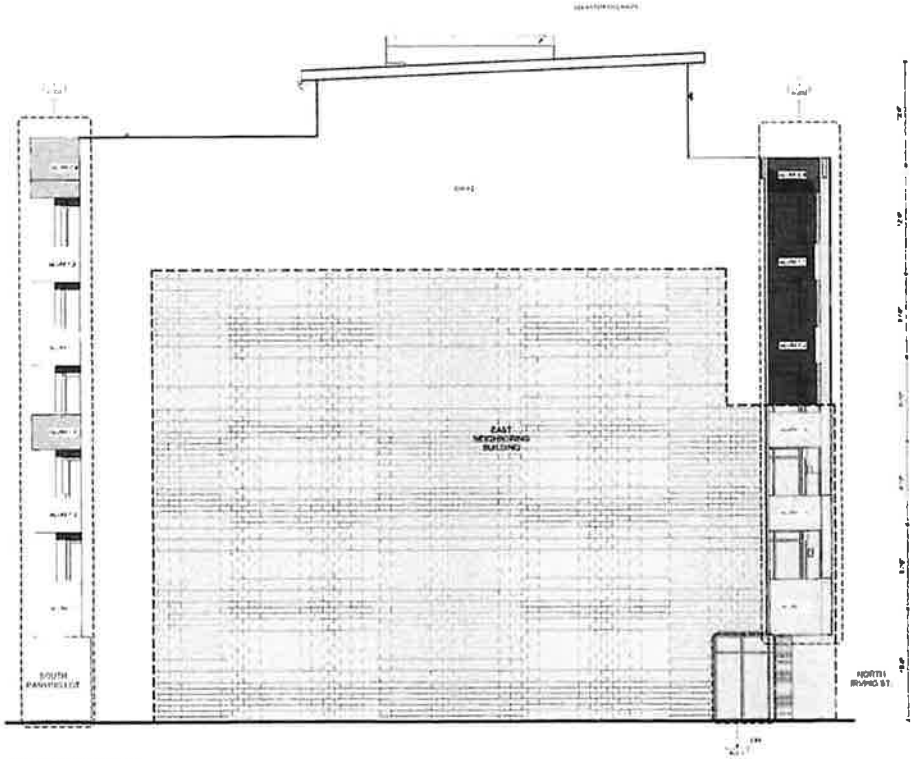
JIGZIBIK

2959 W. IRVING PARK RD
CHICAGO, ILLINOIS 60618

A-204

EXTERIOR ELEVATIONS - SOUTH

For Publication




1 EAST ELEVATION

CANOPY

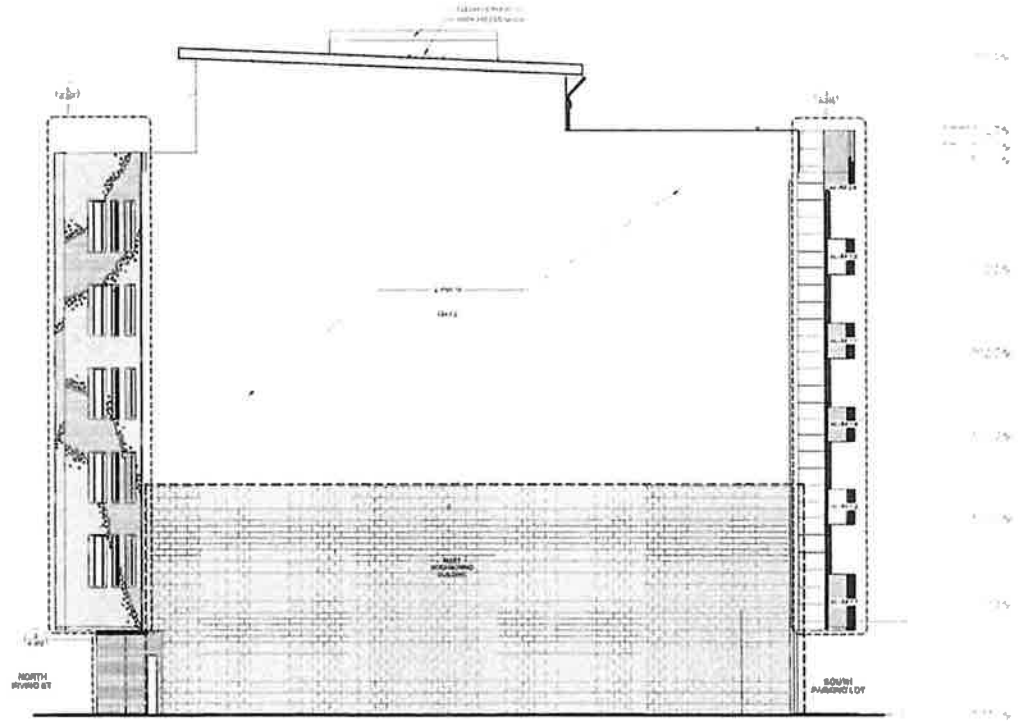
FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

JIGZIGIK

A-205

EXTERIOR ELEVATIONS - EAST

Final for Publication




1 WEST ELEVATION

CANOPY
ARCHITECTURE + DESIGN

FULL CIRCLE COMMUNITIES / VISIONARY VENTURES

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3109 W. IRVING PARK RD.
CHICAGO, ILLINOIS 60618

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EXTERIOR ELEVATIONS - WEST